

PLANNING COMMISSION REPORT



MEETING DATE: June 25, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Mountain View Road Alignment Abandonment (Ayoub Residence)

REQUEST

Request to consider the following:

1. Abandon a 40-foot roadway easement along the Mountain View Road alignment.
2. Dedicate a 1-foot non-vehicular access easement along Mountain View Road.

5-AB-2003

OWNER

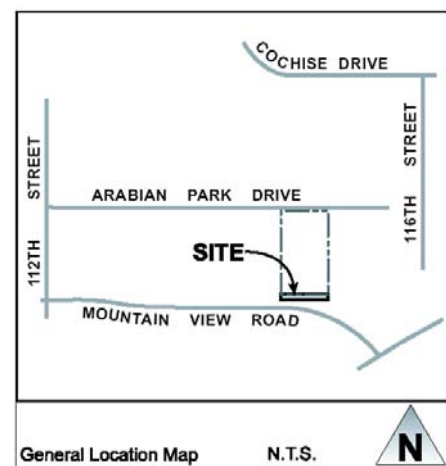
Jerry Ayoub

APPLICANT CONTACT

Jesse McDonald
602-329-3313

LOCATION

North of Mountain View Road and
West of 116th Street.



BACKGROUND

Background.

The subject 40-foot roadway easement was dedicated to the city in 1978. This followed the Mountain View Road alignment. The Stonegate Master Circulation Plan was approved with the existing improved location of Mountain View Road being curved to the south. This curve provided traffic calming to portions of Mountain View Road east of this area. Additionally, Mountain View Road was shifted south from its usual alignment on the centerline at the request of the property owners located north of Mountain View Road. Therefore, this subject 40-foot roadway easement was not incorporated into the roadway design.

The existing right-of-way dedications (not part of this request) were made on the Stonegate Map of Dedication in 1988. This reflects a full street dedication of 107 to 110 feet of right-of-way and a half-street dedication of 52 to 55 feet in this location.

Zoning.

R1-43.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This request is to extinguish the existing 40-foot roadway easement located adjacent to the existing Mountain View Road right-of-way. This subject roadway easement is not used as part of the City's street system. A 1 foot non-vehicular access easement is stipulated to be dedicated along Mountain View

Road.

- Eliminates the potential future use a of 40 foot roadway easement; however, there are no plans to incorporate this easement into the City's street system at this time.
- Maintains consistency with City street standards as approved by the Transportation Department in the Stonegate Master Circulation Plan.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Transportation Impact Summary

This is an abandonment of a roadway easement along a portion of the north side of Mountain View Road between 112th and 116th Streets. Mountain View Road is constructed as a minor collector road with an eastbound travel lane (with a bike lane) and a westbound travel lane (with a bike lane) divided by a landscaped median. There is a sidewalk on the south side and none on the north side. This north subject 40-foot abandonment is in addition to the existing 52 to 55 foot half street dedicated as part of the Stonegate Master Circulation Plan. The existing 52 to 55 foot half street right-of-way has space for the eventual construction of a sidewalk along the north side of Mountain View Road.

Mountain View Road is classified as a neighborhood street in the new General Plan and as a minor collector in the former General Plan, which is relied on for detailed street classification until the master street plan is adopted. The 35 foot half-street width for a minor collector is already met with the existing 52 to 55 feet half-street right-of-way at this location.

Trails Impact

The draft trails master plan does not include trails along this portion of Mountain View Road (See Attachment #3). This roadway easement provides no opportunity for future connectivity of the trails system.

Community Impact

The subject area is non-improved. The potential for street improvements will be eliminated if abandoned, assuring neighboring property owners that Mountain View Road as currently improved remains intact.

Community Involvement

This subject request was continued from the May 28, 2003 Planning Commission meeting to resolve concerns from the Stonegate Master HOA. The Stonegate Master Homeowner's Association is in support of this request. The applicant and the HOA have entered into a private agreement to address their issues.

**STAFF
RECOMMENDATION**

Recommended Approach:
Staff recommends approval.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department

DEPT(S)

STAFF CONTACT(S)

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ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
- 2A. Detail Aerial
3. Area Trails Plan

CASE 5-AB-2003

Department Issues Checklist

Transportation

☒ Support

The subject roadway easement is not located along a planned street. The existing Mountain View Road street improvements and right-of-way curve to the south at this location.

Trails

☒ Support

The draft trails master plan does not include trails along this portion of Mountain View Road. No reservations are necessary.

Public Utilities

☒ Support

Written consent has been granted to abandon the subject roadway easement without the need for any reservations.

Emergency/Municipal Services

☒ Support

This request does not impact the ability to serve any adjacent properties.

Water/Sewer Services

☒ Support

No facilities are located nor planned in this roadway easement.

Drainage

☒ Support

No drainage easements are required over the abandoned area.



Q.S.
27-55

G.I.S. ORTHOPHOTO 2002

North side of Mountain View Road
West of 116th Street

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ATTACHMENT #2



North side of Mountain View Road
West of 116th Street

5-AB-2003

ATTACHMENT #2A

Planned Trails in the Stonegate Area

